Maynard Fire Headquarters

The Carell Group, Inc.

August 4, 2008

THE PROCESS

- 1. PROGRAM
 WHAT SPACE DOES THE MAYNARD FIRE DEPARTMENT NEED?
- 2. EVALUATE THE EXISTING SITE AND BUILDING.
 CAN THE NEEDS BE MET BY RENOVATING AND EXPANDING THE
 EXISTING BUILDING?
- 3. LOOK AT THE DESIGN OF A NEW BUILDING ON A NEW SITE (ADVANTAGES/DISADVANTAGES)

PROGRAM

- (4) 85' LONG APPARATUS GARAGE BAYS ARE NEEDED TO HOUSE ALL FIRE DEPARTMENT VEHICLES.
- APPARATUS SUPPORT FACILITIES
 - DECONTAMINATION
 - FIRST AID
 - TURN-OUT GEAR STORAGE
 - WORK BENCH
 - BREATHABLE AIR EQUIPMENT
 - STORAGE
- OFFICES FOR DEPARTMENT ADMINISTRATION AND PUBLIC BUSINESS
- (5) TWO-BED BUNK ROOMS
- STAFF SUPPORT DAY/ROOM, DINING, KITCHEN, MALE/FEMALE TOILETS, LOCKERS, SHOWERS
- EMERGENCY OPERATIONS CENTER/TRAINING ROOM

TOTAL SQUARE FOOTAGE NEEDED: 15,000 SF.

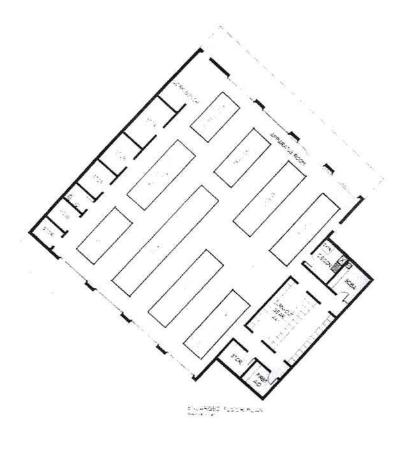
EXISTING BUILDING

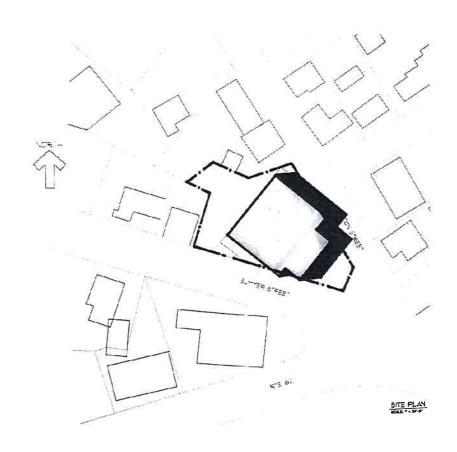
- TOO SMALL FOR CURRENT NEEDS.
 ALL APPARATUS DOES NOT FIT IN THE GARAGE.
 THE LADDER TRUCK WAS CUSTOM MADE TO FIT THROUGH THE
 OVER-HEAD DOORS.
 NO SPACE FOR APPARATUS SUPPORT FACILITIES.
- ANTIQUATED HVAC, PLUMBING, AND ELECTRICAL SYSTEMS.
- ANTIQUATED TECHNOLOGY/COMMUNICATION SYSTEMS.
- NOT ENOUGH PARKING.
- POOR PHYSICAL CONDITION
- ENERGY INEFFICIENT
- LEAKY ROOF
- DETERIORATED "ENVELOPE"
- DETERIORATED FINISHES

Maynard, Massachusetts

EXISTING SITE PLAN

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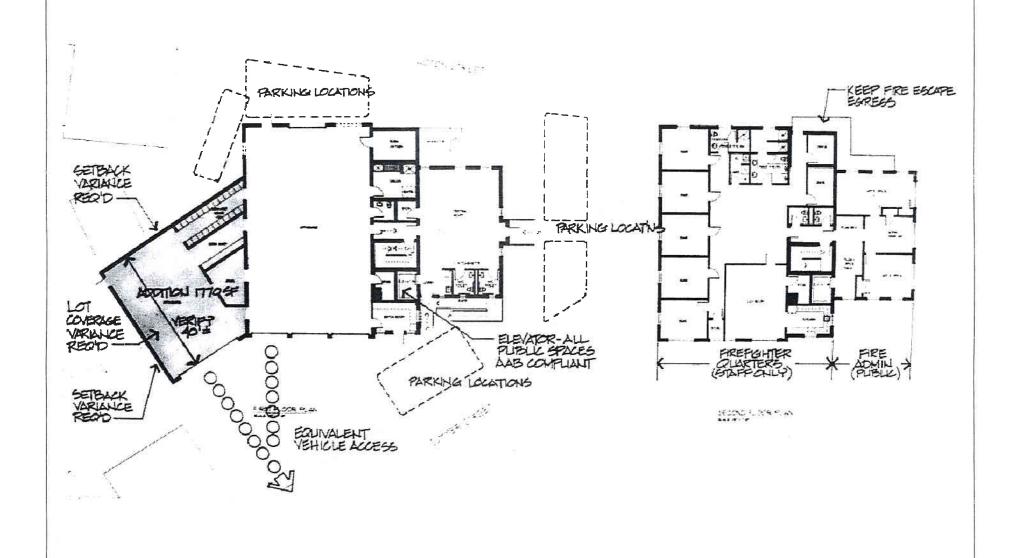




MAYNARD FIRE HEADQUARTERS RENOVATION/ADDITION FLOOR PLANS

Maynard, Massachusetts

The Carell Group, Inc.



RENOVATION/ADDITION STRATEGY

- STILL NO ROOM FOR NEW LADDER TRUCK
- SPACE IS NEEDED FOR 9 VEHICLES, SPACE FOR 7 VEHICLES PROVIDED
- REDUCED PARKING
- DEPARTMENT WILL HAVE TO BE RELOCATED FOR A YEAR DURING CONSTRUCTION
- ENCROACHES VERY CLOSE TO NEIGHBORS' LOT LINES

PROJECT COST
TEMPORARY RELOCATION

\$4,750,000

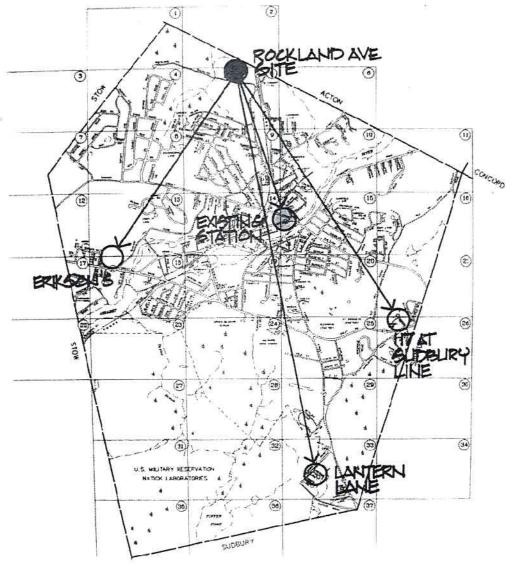
\$ 600,000

\$ 5,350,000

Maynard, Massachusetts

RESPONSE TIME

The Carell Group, Inc.



Maynard, Massachusetts

SITE The Carell Group, Inc.



NEW BUILDING STRATEGY

- MEETS CURRENT & FUTURE NEEDS
- NO COST FOR TEMPORARY QUARTERS
- NFPA COMPLIANT RESPONSE TIME
- TOWN OWNED LAND
- BUILDABLE SITE

PROJECT COST: \$ 6,480,000

FIRST FLOOR PLAN - STUDY A

MAYNARD, MASSACHUSETTS

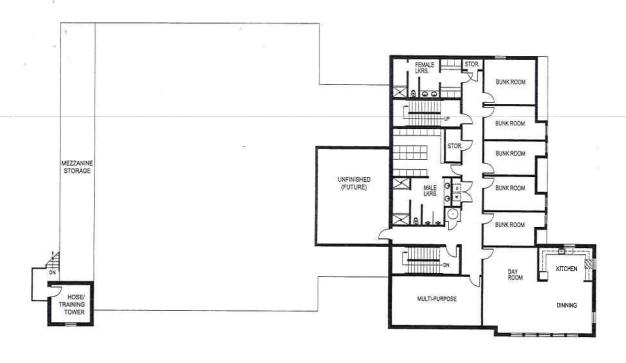
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MAYNARD, MASSACHUSETTS

SECOND FLOOR PLAN - STUDY A

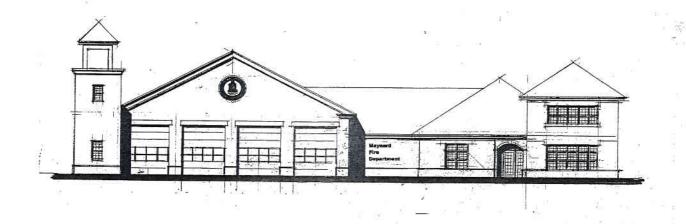
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MAYNARD, MASSACHUSETTS

FRONT VIEW

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Project Budget 3/22/07 Renovation/Addition

CONSTRUCTION				
Construction Estimate			\$	3,243,600
Spring 09 Start, 6% escalation	6%		\$	194,616
Subtotal	070		\$	3,438,216
Construction Contingency (10%)	10%		\$	343,822
TOTAL CONSTRUCTION			\$	3,782,038
		v a	Ψ	0,702,000
Temporoary Relocation			\$	600,000
,		4 19	Ψ	000,000
CONSTRUCTION RELATED COSTS				
Document Printing			\$	10,000
Owners Project Manager (OPM)			\$	150,000
Legal Fees			\$	5,000
Bond costs to Town			\$	20,000
Utility back charges			\$	10,000
Builders Risk Insurance			\$	4,000
Soils/Concrete Testing			φ \$,
TOTAL CONSTRUTION RELATED CO	STS		- \$ -	8,000 207,000
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FURNISHINGS & EQUIPMENT	1			
Furniture			\$	50,000
Window Treatment			\$	5,000
Industrial Washer/Extractor			\$	9,000
Dehydrator for Turnout Gear			\$	9,000
Telephone System			\$	25,000
Radio/Communication			\$	250,000
Computer System			\$	25,000
Vehicle exhaust evacuation system (Ne	w hay only)		\$	30,000
Cable TV	bay orny)		\$	6,000
TV's, VCR's, OH Projectors			\$	5,000
Misc building supplies (Floor buffer, was	sthackets atc)		\$	5,000
Fitness equipment	ribacitoto, cto.,		\$	5,000
SCBA compressor			\$	-
Technology Cabling			\$	20,000
Soft Cost Total				439,000
Soft Cost Contingency 5%				21,950
TOTAL FURNISHINGS & EQUIPMENT			\$	460,950
TO THE TOTAL TOTAL CONTROL OF THE TAIL			Ψ	+00,330
ARCHITECT & ENGINEERING			85	
Fees			\$	250,000
Expenses			\$	10,000
Town Engineering (Survey, Borings, 21	=)		\$	20,000
Contingency	,		\$	20,000
TOTAL ARCHITECT & ENGINEERING			\$	300,000
			*	223,000
TOTAL PROJECT			\$	5,349,988

Project Budget 7/28/08

Construction Estimate 14815 \$ 300.00 per sf \$ 4,444,500 years Spring 09 Start, Escalation 6% \$ 206,670 years Subtotal \$ 4,711,170 years Construction Contingency 10% \$ 471,117 years TOTAL CONSTRUCTION \$ 5,182,287 SITE ACQUISITION \$ 10,000 years CONSTRUCTION RELATED COSTS \$ 10,000 years Document Printing \$ 150,000 years Owners Project Manager (OPM) \$ 150,000 years Legal Fees \$ 50,000 years Sond costs to Town \$ 50,000 years Utility back charges \$ 10,000 years Suliders Risk Insurance \$ 6,000 years Solis/Concrete Testing \$ 8,000 years TOTAL CONSTRUTION RELATED COSTS \$ 8,000 years FURNISHINGS & EQUIPMENT \$ 80,000 years FURNISHINGS & EQUIPMENT \$ 9,000 years FURNISHINGS & EQUIPMENT \$ 9,000 years FURNISHINGS & EQUIPMENT \$ 25,000 years Full Question for Tumout Gear \$ 9,000 years Felephone System \$ 25,000 years Radio/Communication	CONSTRUCTION					
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